

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BEVERLY HILLS

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BEVERLY HILLS

Reporting Period 01/01/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
4391031044	SU	Owner	1	0	0	0	1	1			Justification for Counting Non-Deed Restricted Second Units as Very Low Income Housing - In 2010 the City of Beverly Hills conducted a study of existing second units and found that 81% of existing units were either offered rent free or offered at a rent less than \$400 a month. This qualifies 81% of new second units built as Very Low Income housing. A total of 3 second units were permitted in 2014, therefore the City will count 2 units as new affordable units.
4330027013	SU	Owner	1	0	0	0	1	1			Justification for Counting Non-Deed Restricted Second Units as Very Low

											Income Housing - In 2010 the City of Beverly Hills conducted a study of existing second units and found that 81% of existing units were either offered rent free or offered at a rent less than \$400 a month. This qualifies 81% of new second units built as Very Low Income housing. A total of 3 second units were permitted in 2014, therefore the City will count 2 units as new affordable units.
4331010003	5+	Owner	0	3	0	27	30	30		3	
(9) Total of Moderate and Above Moderate from Table A3					0	38					
(10) Total by Income Table A/A3			2	3	0	38					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BEVERLY HILLS

Reporting Period 01/01/2014 - 12/31/2014

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BEVERLY HILLS

Reporting Period 01/01/2014 - 12/31/2014

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	10	1	0	11	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BEVERLY HILLS

Reporting Period 01/01/2014 - 12/31/2014

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1	0	0	0	0	0	0	0	0	0	4	0
	Non-Restricted		2	2	0	0	0	0	0	0	0		
Low	Deed Restricted	1	0	3	0	0	0	0	0	0	0	3	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		1	0	0	0	0	0	0	0	0	0	0	1
Above Moderate		0	4	38	0	0	0	0	0	0	-	42	0
Total RHNA by COG. Enter allocation number:		3	6	43	0	0	0	0	0	0	0	49	1
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BEVERLY HILLS

Reporting Period 01/01/2014 - 12/31/2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 9.1 Upkeep and Maintenance of Vacated Buildings	Preserve existing housing stock	Ongoing	The City's Community Preservation Division maintains a list of vacant buildings and properties and works with property owners to ensure they are maintained.
Program 9.2 Property Maintenance	Require housing to be maintained in an aesthetic, safe and habitable manner consistent with City codes	On-going, explore program restructuring by 2016	The City continues to implement the current program. In 2013 the city's Community Preservation Program investigated 236 violations related to residential property maintenance.
Program 9.3 Home Repair and Improvement	Provide minor repairs and mobility assistance to approximately 25 low-income households per year	Ongoing	In the first three quarters of the current fiscal year (2014-2015), the program provided minor home repairs to 8 single-family homes and 5 multi-family homes for a total of 13 homes (average of 4+ homes repaired in each quarter).
Program 9.4 Historic Preservation Program	Evaluate preservation incentives	Ongoing. Evaluate in 2015 and adopt by 2016	In 2014 the City Council adopted an ordinance creating a historic incentive permit that allows owners of historic landmarks to request deviations from development standards when making modifications to their historic properties, provided that the changes do not adversely impact the character defining features of the historic resource.

Program 9.5 Condominium Conversions	Limit the loss of rental housing by setting an annual cap on condominium conversions and providing tenant protections	Evaluate ordinance revisions and address affordability, amend as appropriate	The City's current ordinance was evaluated in 2011 and the determination was made not to adjust the annual cap at that time.
Program 9.6 Rent Stabilization Ordinance	Continue to implement the rent stabilization program and investigate tenant complaints about unlawful rent increases, service reductions, evictions and relocations	Ongoing	The City continued to implement the current program. In 2014 the city's Code Enforcement Office opened 177 rent stabilization cases and responded to 648 inquires either over the phone, through email, or in person.
Program 9.7 Monitoring Affordable Housing	Coordinate with service providers to monitor Section 8 renewals, advise tenants in advance of potential conversion dates, and provide opportunities to continue affordability covenants	Ongoing	The City continues to implement the current program. The city has one very-low income housing building. The building has an affordability covenant and has 150 units and is available to very low income seniors. The City contracts with Menorah Housing Foundation to oversee and administer the units.
Program 10.1 Density Bonus	Encourage the development of more affordable housing units by offering incentives to developers	In 2013 amend the density bonus program to define a list of preferred incentives	The Planning Commission began a conversation on modifying the Density Bonus ordinance to include a list of incentives in 2013. The list is expected to be finalized in 2015.
Program 10.2 Inclusionary Housing	Require a minimum percent of units in development to be price-restricted as affordable to lower and moderate income households	Finish inclusionary housing nexus and fee study in 2015 and adopt ord. in 2016	To be considered in future budget cycles
Program 10.3 Housing Trust Fund	To be used to construct or help leverage construction of affordable housing	Establish Housing Trust Fund in Fiscal Year 2014/2015	Through development agreements, the city has negotiated approximately \$3 million dollars to be used to establish a housing trust fund. The projects have not yet been built. Once they are built and the money is received by the City a housing trust fund will be established.
Program 10.4 Second Units	Encourage the provision of affordable second units	Evaluate revisions standards,	A second unit study was conducted in 2010 and the results were discussed in the housing element. The city will study changes to the ordinance that could further incentivize the development of second units in upcoming budget cycles.

		and amend by 2015, conduct SU study in 2018	
Program 10.5 Sustainability and Green Building	Promote resource efficiency and sustainability in new developments	Ongoing	The City continues to implement the current program in consistency with State law.
Program 10.6 Partnerships with Affordable Housing Developers	Initiate partnerships with non-profit developers to assist in the development of affordable housing	Participate in conferences, and other affordable housing events	<p>The City held an information session with local non-profit housing corporations and affordable housing developers in 2013 to establish partnerships in the affordable housing community. With establishment of the affordable housing trust fund, partnerships with developers will be more realistic (refer to Program 10.3).</p> <p>City staff attended lectures on affordable housing programs and strategies and plan to continue to attend similar programs in the future.</p>
Program 11.1 Fair Housing Program	Promote fair housing practices and refer fair housing complaints to Housing Rights Center	Ongoing	The City provides fair housing information on the City's website (www.beverlyhills.org).
Program 11.2 Senior Housing Development	Provide incentives to facilitate development of senior housing	Develop a project concept by 2016, release RFQ by 2017. Start develop. by 2018	This program commenced with an open house to initiate a dialogue with the affordable housing development community (refer to Program 10.7). The City is also in the process of specifying development incentives as part of the update to its density bonus ordinance. Once the Affordable Housing Trust Fund is funded, the City will be able to more actively move forward in pursuing development of an affordable senior project.
Program 11.3 Senior Case Management Program	Assist frail elderly residents to remain independent and in their homes	Ongoing	The City continues to implement the Senior Care Management Program and provides additional assistance to seniors through: the Beverly Hills Active Club (\$15K) which provides exercise classes and activities at La Cienega and Roxbury Parks, the Senior Center and senior library at Roxbury Park (funded through the city library), and Jewish Family Services (\$180K) which provides a broad range of support services to seniors living independently.
Program 11.4 Senior Home sharing Program	Provide a free shared housing program which matches older people with others interested in sharing their homes	Evaluate Community Assistance Funds and determine grant amount annually	This program was not funded in 2014 over concerns of effectiveness; with restructuring, funds could be provided in the future.
Program 11.5 Housing Opportunities for Persons with Disabilities	Develop and adopt written procedures for reasonable accommodation requests and	In 2014, implement an	The city adopted a reasonable accommodation procedure into the zoning code on December 4, 2012

	educate the public on the process of requesting an accommodation	outreach program with the Westside Reg. Center	
Program 11.6 Funding for Homeless Services	Fund a variety of service organizations that serve the homeless and persons at-risk of homelessness	Annual funding allocations	<p>In the fiscal year 2014-2015, the city contributed \$91,100 to the CLASP (Changing Lives And Sharing Places) homeless outreach program, and \$95,000 for shelter beds at PATH (People Assisting The Homeless). Results of a recent point-in-time count of homeless individuals documented 29 unsheltered persons in City of Beverly Hills. CLASP outreaches and engages homeless persons in the city daily with the intention of providing those persons with assistance and support including linking them to shelter. Funds provided to PATH reserve 6 shelter beds nightly (totaling 2,190 shelter beds annually) to be offered to persons currently homeless in Beverly Hills.</p> <p>In addition, funds provided to PATH offers two tenant-based Section 8 vouchers to provide affordable and permanent supportive housing in Los Angeles County. Other services funded in FY 2014-2015 include: the Westside Food Bank (\$85K), Chiron, Inc. (\$22K) which provides crisis response, All Saints (\$18K) which provides meals and limited homeless services, and Saban Community Clinic (\$25K) which provides medical services and showers. The City's support of Step Up on Second (HOST Program, \$60K) funds five Section 8 vouchers and requisite supportive services to assist formerly homeless individuals to remain permanently housed.</p>
Program 12.1 Adjust Development Standards	Evaluate and modify development standards to encourage more affordable housing units	Amend Code in 2013 to include reduced unit sizes as density bonus incentive	In 2013 the City began a study to better understand what incentives, concessions and waivers would be most beneficial to building affordable housing in the City. This study will inform upcoming modifications to the City's multi-family development standards.
Program 12.2 Reduced Fees for Affordable Housing	Provide waivers or reductions of certain taxes and fees for developments with low, very low, and moderate income housing units	Complete the fee study in Fiscal Year 2014, and adopt modified development fees	In the next calendar year, the City is planning to analyze construction costs and explore fee reductions for multi-family development projects that include affordable housing.
Program 12.3 Monitor the Development Review Process	Identify inefficiencies and uncertainties in the City's review and promote alternative techniques intended to streamline the	Adopt updated processing	The City hired an Urban Designer to help streamline review of new housing projects and other development proposed in the City. Additionally, in an effort to streamline permitting, the community development department was

	process	procedures in the Zoning Code in 2013	restructured to form a dedicated group of zoning code and building experts as part of a dedicated group focused on processing permits. In 2013, the City continued an effort to update its zoning code. The update is anticipated to be completed in 2015. A secondary benefit of the zoning code reorganization may also be improved efficiency in development review and reduced uncertainty in the development process.
--	---------	---	---

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BEVERLY HILLS

Reporting Period 01/01/2014 - 12/31/2014

General Comments:

During 2014, 47 new homes were permitted. Single family homes have not been included in the inventory because it is assumed that any new single family home is replacing an existing single family home.